

[DISCUSSION DRAFT]116TH CONGRESS
2^D SESSION**H. R.** _____

To authorize the Secretary of Housing and Urban Development to carry out a rent stabilization demonstration to provide short-term financial assistance to extremely low-income families at risk of eviction, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

Mr. CLAY introduced the following bill; which was referred to the Committee
on _____

A BILL

To authorize the Secretary of Housing and Urban Development to carry out a rent stabilization demonstration to provide short-term financial assistance to extremely low-income families at risk of eviction, and for other purposes.

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the “Stable Families Act
5 of 2020”.

1 **SEC. 2. EVICTION CRISIS ASSISTANCE DEMONSTRATION**
2 **PROGRAM.**

3 (a) **IN GENERAL.**—The Secretary of Housing and
4 Urban Development (in this section referred to as the
5 “Secretary”) shall establish a competitive grant dem-
6 onstration program under which the Secretary shall award
7 grants to State, local, and tribal governments to establish
8 eviction crisis assistance programs to prevent extremely
9 low-income households from experiencing housing insta-
10 bility by providing short-term financial assistance and
11 housing stabilization services.

12 (b) **ELIGIBLE ENTITIES.**—Grants under this section
13 may be made only to State, local, and tribal governments.
14 A grantee may designate one or more other entities to
15 carry out a eviction crisis assistance program in accord-
16 ance with this section.

17 (c) **SELECTION FOR GRANTS.**—

18 (1) **COMPETITION.**—The Secretary shall awards
19 grants under the demonstration program under this
20 section pursuant to a competition among applicants
21 for such grants. In developing the criteria for the
22 program and competition, the Secretary shall consult
23 with the Secretary of Health and Human Services,
24 the Secretary of Agriculture, and the Executive Di-
25 rector of the United States Interagency Council on
26 Homelessness.

1 (2) EVICTION PREVENTION PLAN.—The Sec-
2 retary shall establish a process and requirements for
3 eligible entities under subsection (b) to apply for
4 grants under the demonstration program under this
5 section, which shall require each applicant to submit
6 an Eviction Prevention Plan for carrying out an
7 eviction crisis assistance program, which shall—

8 (A) identify the agencies or other entities
9 that will administer the Plan;

10 (B) specify the criteria that the admin-
11 istering agency or entity will use to determine
12 household eligibility for assistance under the
13 Plan consistent with the requirements under
14 subsection (e)(1);

15 (C) specify the types of financial assistance
16 and housing stability-related services that the
17 agency will provide to eligible households, con-
18 sistent with the requirements under subsections
19 (d)(1)(A) and (d)(1)(B), respectively; and

20 (D) identify any other agencies, commu-
21 nity-based organizations, nonprofit organiza-
22 tions, businesses, or other entities that may
23 provide supplemental aid or services to eligible
24 households under the Plan, and describe the

1 commitments for such aid or services that each
2 such partnering entity has made.

3 (3) SELECTION CRITERIA.—The Secretary shall
4 select applicants to participate in the demonstration
5 program under this section based on the following
6 factors:

7 (A) The incidence of housing instability
8 within the community that the applicant's Plan
9 will serve.

10 (B) The applicant's capacity and interest
11 in providing innovative delivery of housing sta-
12 bility interventions and to connect households
13 to other public benefits that promote housing
14 stability.

15 (C) The applicant's prior performance in
16 providing similar forms of assistance.

17 (D) A demonstration of the applicant's
18 ability to collaborate with other entities that
19 provide resources to help households eligible for
20 assistance under the Eviction Prevention Plan.

21 (E) The quality of the applicant's Eviction
22 Prevention Plan.

23 (F) The extent of the applicant's interest
24 in and willingness to track short- and longer-
25 term outcomes of participating households and

1 to conduct a rigorous evaluation of the appli-
2 cant's Plan's effectiveness, including the extent
3 of the applicant's willingness to use a random-
4 ized process to select among eligible households
5 to receive assistance under the Plan.

6 (G) The estimated impact of the appli-
7 cant's Plan, if such a Plan is carried out, on
8 housing instability in the community.

9 (H) The extent to which the applicant will
10 supplement amounts from a grant under the
11 demonstration program with matching funds
12 from non-Federal sources of not less than 25
13 percent of the grant amount from non-Federal
14 sources.

15 (I) The extent to which the applicant plans
16 on monitoring and overseeing use of funds to
17 deter waste, fraud, and abuse of funding.

18 (J) Such other factors as the Secretary
19 may require.

20 (4) GEOGRAPHIC DIVERSITY.—In selecting ap-
21 plicants for grants under the demonstration program
22 the Secretary shall ensure geographic diversity
23 among applicants selected.

24 (5) UPDATING.—The Secretary shall establish a
25 process that incorporates findings from evaluations

1 under subsection (g) of grantee eviction crisis assist-
2 ance programs into the design of, and selection cri-
3 teria for, subsequent competitions for grants under
4 the demonstration program under this section.

5 (d) USE OF FUNDS.—

6 (1) ELIGIBLE USES.—Funds from a grant
7 under the demonstration program under this section
8 shall be used only to assist eligible households to
9 overcome a short-term crisis impacting housing sta-
10 bility, as follows:

11 (A) DIRECT FINANCIAL ASSISTANCE.—Not
12 less than 75 percent of amounts received by a
13 recipient of a grant under this section shall be
14 used to provide financial assistance to eligible
15 households, including payment of rent, utilities,
16 and other expenses that must be paid for a
17 household to remain stably housed.

18 (B) HOUSING STABILITY-RELATED SERV-
19 ICES.—Not more than 25 percent of amounts
20 received by a recipient of a grant under this
21 section shall be used to provide housing sta-
22 bility-related services for eligible households, in-
23 cluding—

24 (i) case management services and pro-
25 viding community resources to negotiate

1 and resolve non-financial, non-legal issues
2 to keep individuals and families housed,
3 and rehousing services;

4 (ii) services to connect households to
5 other public support, including long-term
6 housing assistance;

7 (iii) legal assistance or legal services;
8 and

9 (iv) referrals to other services for be-
10 havioral, emotional, and mental health
11 issues, domestic violence, child welfare
12 issues, employment, substance abuse treat-
13 ment, or other services.

14 (2) LIMITATION ON ADMINISTRATIVE COSTS.—
15 Grant amounts may not be used by a grant recipient
16 to cover administrative costs that are not incurred in
17 carrying out subparagraph (A) or (B) of paragraph
18 (1).

19 (e) HOUSEHOLD ELIGIBILITY.—

20 (1) IN GENERAL.—To be eligible to receive as-
21 sistance under an eviction crisis assistance program
22 established by a recipient of a grant under this sec-
23 tion, a household shall meet the following criteria:

24 (A) INCOME ELIGIBILITY.—The household
25 shall be extremely low-income, having an in-

1 come at or below the Federal poverty limit or
2 30 percent of the median income for the area,
3 whichever is higher.

4 (B) SHORT-TERM CRISIS.—The household
5 shall demonstrate that it is experiencing a
6 short-term crisis impacting housing stability,
7 which may include—

8 (i) being subject to a past due utility
9 or rent notice, eviction notice, or other evi-
10 dence that the household is at risk of hous-
11 ing instability or homelessness;

12 (ii) a temporary decline in household
13 income;

14 (iii) a family or health crisis;

15 (iv) unexpected expenses;

16 (v) unsafe or unhealthy living condi-
17 tions; or

18 (vi) such other events as the Secretary
19 may determine.

20 (2) FEDERALLY-ASSISTED HOUSEHOLDS.—A
21 household residing in housing assisted under a pro-
22 gram of the Department of Housing and Urban De-
23 velopment or pursuant to assistance under such a
24 program, and who meets the criteria under para-
25 graph (1), shall be eligible for assistance and serv-

1 ices provided by an eviction crisis assistance pro-
2 gram funded with a grant under this section, except
3 that financial assistance the household receives pur-
4 suant to subsection (d)(1)(A) may not be used to
5 pay for rent or utilities.

6 (f) LIMITATION.—An eligible household may not re-
7 ceive assistance pursuant to subsection (d)(1)(A) more
8 than once during any calendar year.

9 (g) OVERSIGHT AND EVALUATION.—

10 (1) IN GENERAL.—All grantees under the dem-
11 onstration program under this section shall be evalu-
12 ated through rigorous research as determined by the
13 Secretary and shall provide such information regard-
14 ing activities under the demonstration as may re-
15 quested by the Secretary to support such oversight
16 and evaluation. Research and evaluation shall be co-
17 ordinated under the direction of the Secretary.

18 (2) TOPICS.—Evaluation topics shall include
19 the accessibility to at-risk households of assistance,
20 the short- and longer-term effectiveness of grantees'
21 eviction crisis assistance programs' intervention
22 models in preventing housing instability, including
23 for households of different types, for households ex-
24 periencing different short-term crises, and for house-
25 holds in different housing markets, cost effectiveness

1 of such assistance programs, the program's short-
2 and longer-term impact on households involved with
3 the criminal justice system, and other topics as de-
4 termined by the Secretary.

5 (3) PUBLIC AVAILABILITY OF FINDINGS.—The
6 Secretary shall make all findings pursuant to evalua-
7 tion under this subsection publicly available through
8 the website of the Department and by other means,
9 and shall so disseminate interim findings relating to
10 the demonstration program under this section as
11 they become available.

12 (4) FINAL REPORT.—Not later than the expira-
13 tion of the 5-year beginning upon the implementa-
14 tion of the demonstration program under this sec-
15 tion, the Secretary shall submit to the Committee on
16 Financial Services of the House of Representatives
17 and the Committee on Banking, Housing, and
18 Urban Affairs of the Senate, and publish in the Fed-
19 eral Register, a report evaluating the effectiveness of
20 the eviction crisis assistance programs assisted
21 under the demonstration program. Such report shall
22 include identification of any necessary statutory
23 changes and other actions to expand the demonstra-
24 tion program's evidence-based practices to the scale
25 necessary to address housing instability.

1 (h) IMPLEMENTATION.—The Secretary may imple-
2 ment the demonstration program under this section, in-
3 cluding its terms, procedures, requirements, and condi-
4 tions, by notice.

5 (i) AUTHORIZATION OF APPROPRIATIONS.—

6 (1) IN GENERAL.—There is authorized to be
7 appropriated \$100,000,000 for each of fiscal years
8 2020 through 2024 to carry out the demonstration
9 program under this section, which amounts shall re-
10 main available until expended.

11 (2) EVALUATION.—Not more than 5 percent of
12 amounts received by a recipient of a grant under
13 this section may be used for carrying out evaluations
14 and other activities under subsection (g).